

**TOWN OF THOMPSON
PLANNING BOARD
WEDNESDAY, JULY 27, 2016**



APPROVED

IN ATTENDANCE: Chairperson Patrice Chester Lou Kiefer
Michael Croissant Matthew Sush
Melinda Meddaugh Bobby Mapes, Alternate
Jim Barnicle, Alternate Kathleen Brawley, Secretary
Paula Elaine Kay, Attorney
Ethan Mindrebo, Consulting Engineer

Chairperson Chester called the meeting to order at 7:00 p.m.

Chairperson Chester appointed Bobby Mapes and Jim Barnicle as alternating voting members for tonight's meeting.

A motion to approve the July 13, 2016 minutes was made by Matthew Sush and seconded by Melinda Meddaugh
5 in favor; 0 opposed

GAN EDEN ESTATES

Old Liberty Road, Monticello, NY - S/B/L: 2.-1-6.3

Barbara Garigliano, Esq., William A. Canavan, HydroEnvironmental
Joe Fleming, Larry Frankel, Gan Eden; Steve Verdibello, HydroEnvironmental
Shulamit Schlesinger, Architect, Ken Wersted, Traffic Manager

Mrs. Garigliano advised that the applicant has amended it application. They provided the Board with the original design which consists of considerably less units (apartments and townhouses). The applicant brought a team of experts to explain the new application.

Mr. Fleming provided the Board with an aerial view of the site. The property is in the SR zone. There is 199 acres in the Town of Thompson and a small portion is also in the Town of Fallsburg. Density reductions due to wetlands and slopes, brings the available land to 133.95 acres for the Thompson parcel only. The goal is to create a community - 147 townhomes and 388 apartments are proposed with amenities including a clubhouse. Roadways, onsite water supply and wastewater treatment will be provided. Density was calculated and they are well within the permitted allowances. Town Code permits 20% and the proposed action is 8.59% coverage. Parking is in compliance and is relative and in convenience to each unit. There are two points of access; County Road 104 and 107. There are 24' roadways. The Board had concerns about fire apparatus access and the applicant is amenable to sitting down with the local fire department to address any concerns or deficiencies. They will amend their road widths if necessary to comply with the new Code requirements coming into effect in October 2016. This is a walkable and livable community with little road area. Mr. Fleming showed the Board where the wells and sewer treatment plans are. The well capacities are sufficient for providing daily demand and emergencies. Storm water management will use green standards and this should be the most advanced set of controls in this area due to the newer, more strict regulations. Vegetative swales will be utilized.

They meet all of the storm water regulations. They can handle major issues, including 100 year storms. Signage is somewhat regulatory due to the type of this community. The applicant will make sure that all Federal standards are used for accessible parking. Lighting is modest and they are trying to keep it minimal. They are using 14' high fixtures. They are halide lights, which are clear and not orange in nature. They believe that they may actually be utilizing LED lighting by the time they reach final approval. Mr. Fleming advised that they are trying to create as much as dark sky as possible with down facing lights. They are trying to make the lighting as low as they can, while keeping it safe. Landscaping is extensive, they plan on planting over 500 different trees and shrubs.

Mr. Fleming advised that this is considerably smaller than the original application. They are using as much green technology as possible.

Barbara Garigliano, Esq. asked for the total buildings on the site and Mr. Fleming advised there are 33 apartment buildings and 147 townhouse units. Their original application contained nearly 1000 buildings.

Bill Canavan, Hydrogeologist, advised that the applicant received the letters from the neighbors concerning their wells. They did extensive investigation around the entire area. They have received permissions from several neighbors to test their wells. They are dealing with the Town Engineer and Department of Health to do a 72 hour pump test. They have previously tested wells in 2008. At that time, they pumped 210 gallons per minute for 72 hours and have stabilization of 32 hours. The State defines stabilization. Attorney Paula Kay asked about the permission of the neighbors. She suggested that if there were any members of the audience here tonight who want to be added to the list they could. The neighbors who have agreed to the testing are located as follows: 6 on Old Liberty Road, 2 on Whittaker Road and possibly 2 on Main Street. Mr. Canavan advised if a neighbor is interested and are in a location and condition feasible to be tested, they will test it. They plan on testing up to 15 wells. Chairperson Chester asked if the map could be updated to show any neighbors who requested the well testing but denied. Attorney Paula Kay advised that any determination should be discussed with the Town Engineer before they make the same. Mr. Canavan advised that they are working with both the Town of Fallsburg and Town of Thompson as well as the Department of Health. Attorney Paula Kay advised that his Board wants to ensure that the neighbors are made aware of the program and have knowledge and have our engineers an opportunity to review the same. Mr. Frankel advised that letters have gone out and they are waiting for responses. As long as it is reasonable, they will test the wells as requested. Mr. Canavan advised that they are trying to shoot for a late August test date.

Kenneth Wersted, P.E., updated the Board on their traffic study, which was started in 2007. They are in the process of updating the study. They have updated traffic counts. Mr. Wersted provided the Board with a chart reflecting the change in traffic for various times during the day. Route 42/Anawana Lake Road in Monticello, Old Liberty Road/CR 103 in Hurleyville and Route 52 in Loch Sheldrake have been studied. Mr. Wersted also provided the impact of the traffic impact with the reduced number of units for the morning and evening. Mr. Wersted discussed the differences in traffic at different times of day. Mr. Wersted showed the Board a map of the area and pointed out various projects which are underway which affect traffic as well. They will discuss these locations with the Town Engineer to determine which of these projects they should consider

when preparing their study. Overall, there are 2,300 proposed residential units proposed throughout the Towns of Thompson and Fallsburg, not including the casino. Mr. Wersted advised that this is a substantial scope and may be worth having the County look at the cumulative impact of these projects.

Bobby Mapes asked if this will be built in phases and Mr. Frankel advised it will be built in three phases and Mrs. Garigliano advised that this is noted in the EAF. Bobby Mapes asked about the wells and the fact that they are not all the same (depth, etc.). Mr. Canavan advised that the well questionnaire asks homeowners about the details of their wells but many wells are older and homeowners do not know the specific details. Mr. Canavan acknowledged that there were issues with one of the wells they previously tested and that is why they want to test as many as they can. Attorney Paula Kay advised that the Town Engineers will approve the list to ensure that they are spread out equally. Bobby Mapes advised that there is a simple test to see how deep a well is and Mr. Canavan advised that they are aware of that and that they will also be testing these wells by hand at least three times a day to ensure the data is accurate.

Melinda Meddaugh asked for a bedroom count. Mr. Frankel advised that the 147 townhomes have 3 bedrooms each and the apartments are configured as 124 three bedroom and 264 two bedroom apartments. He guesses the townhomes will be 1700-1800 square feet and the apartments 1200 square feet. The total parking space count is over 1,100 including street parking and visitor parking. Attorney Paula Kay asked about recreational facilities and Mr. Fleming advised that a pool, tennis courts and other amenities are proposed to be constructed. Chairperson Chester asked about walking paths and sidewalks and the applicant advised they are provided on the site plan and did go into more detail concerning the same. Melinda Meddaugh asked about how much of the site will be cleared and Mrs. Garigliano advised it is in the EAF. Mr. Fleming advised that due to the size of the application, a single tank will be on the site to handle water. Town Engineer Ethan Mindrebo asked if a water treatment plant will be on site and Mr. Fleming advised that they plan on using UV to treat water, although water tests do not reflect the water will require any treatment. Town Engineer Mindrebo advised that they are reviewing the SWPP, which is substantial, and they will sit down with the applicant to discuss the same after further review. Bobby Mapes asked about water treatment discharge. Mr. Fleming advised that they are looking to move 140,000 gallons per day which is less than previously proposed. Bobby Mapes asked about the life expectancy of the water plant. Mr. Fleming advised that most components have a five-year life. They have a comprehensive plan to routinely maintain the plant. Town Engineer Mindrebo asked if they have a general discharge route and Mr. Fleming advised that they do not have it at this time. Town Engineer Mindrebo was concerned about obtaining easements, etc.

Mr. Frankel asked Mr. Fleming to address the quality of the effluent/sewer discharge. Mr. Fleming advised that the requirements are strict in New York State. Bobby Mapes asked how it is controlled and Mr. Fleming advised that they are anticipating some settlement and they are working on estimated flow rates and changes. They balance out flow equalization after studying the outflows. The Town does have their own consultant and the Department of Health will also be involved.

Chairperson Chester asked for a visual of the buildings and landscaping and the applicant will provide us with the same.

Melinda Meddaugh advised that the Board may want to recommend that a planner be hired to work on this project and assist the Board. Attorney Paula Kay advised that the Board can send its recommendation to the Town Board for the same and the Board's consensus was that it was a good idea.

CATSKILL OFFROAD DRIVING CENTER
Pittaluga Rd, Monticello, NY - S/B/L: 12.-1-20
Glenn Smith, P.E. and Matthew Gottlieb

Melinda Meddaugh recused herself from participating in this application.

Mr. Smith advised that this is a 65 acre lot on the end of Pittaluga Road on the left. There are four-wheeler paths all over the site right now. The applicant tried to follow some of the existing trails for his planned driving site. It will be a recreational and educational driving center for off-road vehicles and cars. Mr. Gottlieb advised that this is mainly a daytime business which is all season. The main concept is to use the existing dirt and trails as well as adding some components for fun and training. Chairperson Chester asked what people would do on the site. Mr. Gottlieb advised that it is all off-road driving. Lou Kiefer asked if ATV's would be on the site and Mr. Gottlieb advised that not really, however they are planning "side-by-sides". Mr. Kiefer noted that ATV's can be loud and disruptive to the area. Mr. Gottlieb advised that people can bring their own vehicles and also use vehicles provided by the applicant, but that mufflers are required. Mr. Smith advised that there are a couple of residences at the end of Pittaluga Road but for the most part, this project's impact will be minimal. Attorney Paula Kay asked if there would be a maximum number of people per day and Mr. Gottlieb advised 12 normally and up to 40 on busy days, but this will be throughout the day. Mr. Gottlieb showed the Board the proposed layout of the site which includes a garage for storage and education and trails for off-road driving and riding. It will be a mix of off-road and driving skills education and cars will travel an average of 15 miles per hour. Attorney Paula Kay asked if motorcycles would be included and Mr. Gottlieb advised not at this time. The Board wants this specifically noted on the site plan. Mr. Gottlieb advised that the trails are tight and therefore, the speed cannot be tremendous. Mr. Gottlieb anticipates providing 10 vehicles for customers to use. Bobby Mapes asked about maintenance of the track. Mr. Smith advised grooming will be necessary. Mr. Gottlieb advised that maintenance equipment and grader will be on site to maintain the track. Bobby Mapes is concerned about the safety of the customers. Mr. Gottlieb advised that while it is aimed at being fun, it is a training element as well. They will teach people how to drive in different terrain, even snow.

Mr. Smith advised that the erosion control will be addressed with the SWPP, especially because the roads are not paved. There are no ponds, streams or wetlands on the site.

Town Engineer Mindrebo asked if there were any industry standards for projects like this and Mr. Gottlieb advised no, but there are several sites like this scattered throughout the country.

Attorney Paula Kay asked if dining facilities would be provided and Mr. Gottlieb advised he did not anticipate doing so. They may bring in lunch or ask people to bring lunch in.

Mr. Gottlieb advised that with respect to the hunting clubs nearby, they would be amenable to

closing for deer season to ensure that they are not disturbed. Mr. Smith advised that there are tree stands throughout the site.

Town Engineer Mindrebo asked if medical staff would be available to help in emergencies and Mr. Gottlieb advised they are amenable to training staff to handle first responses. Mr. Smith advised that this property does have access to Old Route 17 but it is very steep and would be expensive to construct, so Pittaluga Road will be the main access.

Attorney Paula Kay asked about how many employees would be on the site and Mr. Gottlieb felt 15 which includes instructors, site maintenance, mechanic, marketing. There will be no after dark activities.

Chairperson Chester asked if Mr. Gottlieb would be hosting events and if so, give an example of the same. Mr. Gottlieb advised that a sample event may be that someone brings their own vehicle and drives over a one-mile course. Any event would be for one day only.

Chairperson Chester asked about the neighboring mobile home park (which has planning board approval but not built) and possible issues. Mr. Smith advised that a traffic study was done for the mobile home park several years ago. Chairperson Chester asked if they have given any thought to sound. Mr. Gottlieb advised that all school vehicles and vehicles people bring would be road-worthy with mufflers, etc.

Attorney Paula Kay asked what their anticipated times of operation would be and Mr. Gottlieb advised 9:00 a.m. to 5:30-6:00 p.m. He may want extended hours during the summer. There would be no spectators, so no grandstand will be constructed. There will be a waiting area on the site with an office or classroom. Matthew Sush asked if patrons have to sign an insurance waiver and Mr. Gottlieb advised he has already discussed this and has an insurance company willing to work with him. Bobby Mapes asked if the area would be required to be fenced and Mr. Gottlieb advised that the insurance is car-based and he does not believe that will be a requirement. Bobby Mapes advised that he feels that an unfenced area will attract people to the site. He is concerned about the liability of Mr. Gottlieb. Chairperson Chester felt that wildlife could also be an issue.

Matthew Sush asked if was racing or rally style racing on the site and Mr. Gottlieb advised that some of the cars will be set up as rally cars, but the premises will not host rally races, etc. All cars will have to meet sound restrictions, etc.

Mr. Smith asked about a public hearing and the Board felt that the applicant should provide more comprehensive plans and application documents. Mr. Smith advised he will investigate whether any endangered species are on the site, in accordance with the Town Engineer's suggestion.

Bobby Mapes advised that he did not see water sources on the site plan to maintain dust and the roads. Mr. Smith advised that a well will be constructed for the building but may not be sufficient to handle filling a water truck. Bobby Mapes advised that hydrants may be helpful. Mr. Gottlieb advised that other facilities like this one use water trucks that spray the roads.

Town Engineer Mindrembo asked what the roads would be constructed of and materials were

discussed. Mr. Mindrembo asked about septic and Mr. Smith advised that a well and septic system will be constructed on the site.

Chairperson Chester suggested that the applicant discuss the plan with local emergency providers to discuss access, etc.

Mr. Gottlieb advised that he would like to open before the end of the year, if possible.

MAKOVIC SALES

Old Route 17, Monticello, NY - S/B/L: 31.-1-62.4 & 93

Glenn Smith, P.E. and John Makovic

Attorney Paula Kay disclosed to the Board that Mr. Makovic sits on the Town of Fallsburg Planning Board and technically, she represents him as she represents this Board.

Mr. Smith provided the Board with a color coded map. One of the parcels affected was previously given site plan approval and a variance was granted to have a model manufactured home office, but it was never constructed. Since then, the State took a big part of that parcel and they will need a variance from the Zoning Board to allow the sales lot on the 1.97 acre lot. If successful, they will come back to obtain site plan approval.

A motion to deny this application and refer the same to the Zoning Board of Appeals was made by Lou Kiefer and seconded by Matthew Sush
5 in favor; 0 opposed

The Board's recommendation to the Zoning Board would be to approve this request, as this is due to the DOT taking property from the applicant and due to no fault of the applicant.

AMERICAN COLLECTORS & EXOTIC AUTO BROKERS

Cimarron Road, Monticello, NY – S/B/L: 31.-1-93 and 31.-1-62.4

Glenn Smith, P.E. and John Makovic

This is proposed to construct a building to store antique vehicles. He will need a variance for the lot size and width. He also needs a variance for combined side yard setbacks. They are locating the building near the lot line as it adjoins the State DOT lands which will never be touched. Mr. Makovic wants to have all of his management teams to be at this location, like a corporate office.

Bobby Mapes feels that the amount of parking spaces may not be sufficient and the applicant may need a variance for that. Mr. Smith advised he will ensure the calculations are done to make sure the appropriate number of spaces are provided. Mr. Makovic does not expect customers, as he is not closing his 17B or Parksville locations. Employees will be on the site. Attorney Paula Kay advised that the applicant's engineer will ensure that there is adequate parking for customers and employees, including handicap accessible spots.

Mr. Makovic advised that the model homes will be constructed in phases.

A motion to deny this application and refer the same to the Zoning Board of Appeals was made by Lou Kiefer and seconded by Melinda Meddaugh
5 in favor; 0 opposed

Melinda Meddaugh advised that she would like to see the screening of this project from the highway. Mr. Makovic wants to have as much visibility from the highway as possible for the model home site but will work with the Board. Attorney Paula Kay noted that based on the location of the site (near the casino), the Board will want to see extensive landscaping.

The Board discussed the exotic/antique auto sales. Mr. Makovic advised that no on site sales would be done. They sell most cars online and act as a broker. Most of the time they do not even see the vehicle and this building will hold mostly his own personal vehicles. At any time, he may have three or four vehicles. They may be large, like military or fire vehicles.

NORMAN AND SHERYL GOLD
16 Timber Point Rd, Rock Hill, NY - S/B/L: 52.A-1-1 & 37

The applicants did not appear and therefore, the Board did not act on this application.

HOLIDAY MOUNTAIN CORP.
99 Holiday Mtn Rd, Monticello, NY – S/B/L: 32.-2-59
J.J. Pavese and Larry Valencia

Mr. Pavese advised that he has not reviewed the Town Engineer's comments. Attorney Paula Kay advised that the biggest issue is the location. Mr. Pavese wants the market to be visible and the top of the hill is the best location. Lou Kiefer advised that traffic is a concern. He feels that people are going to stop on the road and lines of cars will be on the service road. He feels that will happen on Route 17 as well. Mr. Pavese advised that they do have 54 spaces proposed which is considerable. If there was to be overflow, there is a substantial area to expand to create more parking. Mr. Pavese noted that car dealers along Route 17 do not have any issues with parking and Lou Kiefer advised that car dealers are a completely different type of business. Mr. Valencia advised that they previously had a flea market on the lower part of the site and it failed.

Attorney Paula Kay asked the applicant to provide the Board with a business model, dates open, etc. Mr. Pavese advised that they realize they have to address the Town Engineer's comments. Mr. Valencia feels it is too late for this year but hoping for next summer on weekends only. Mr. Valencia advised that vendors will have to take everything down each week to ensure the site looks nice when not in operation.

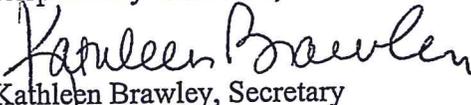
Mr. Pavese advised that the applicant is planning on constructing a wooden rail fence. They will add handicap parking and restroom facilities. Mr. Valencia advised that the garbage and restroom facilities will be at the rear of the plan and fenced in so they are not seen from the road. Mr. Pavese advised that the site is clear and level and the restrooms could be located in a wooded area. Mr. Pavese advised that the applicant will provide a comprehensive site plan to address the Town Engineer's comments. Mr. Pavese advised that the driveway will be widened. Mr. Valencia advised that a lockable gate will be installed. Mr. Valencia advised that there is electrical service

at the site and a fuse box nearby. Lou Kiefer asked about the parking lot construction and Mr. Pavese was suggesting using a stone mix to lessen impacts.

Attorney Paula Kay suggested that the applicant be compliant with §250-32 which requires a special use permit with a one year approval and it must be renewed annually. Attorney Paula Kay further suggested that they contact the Rock Hill Fire Department to get their input.

A motion to close the meeting at 8:41 p.m. was made by Lou Kiefer and seconded by Jim Barnicle. 5 in favor; 0 opposed

Respectfully submitted,


Kathleen Brawley, Secretary
Town of Thompson Planning Board